



# City of Diamond Bar

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JS-FYT  
Mandy was  
last reviewer

August 28, 2007

HOUSING POLICY  
DEVELOPMENT, HCD

SEP 06 2007

Laura Kesterson, Director of Communications  
California State Department of Housing  
and Community Development  
1800 Third Street  
Sacramento, CA 95811-6942

Dear Ms. Kesterson:

At their meeting of August 21, 2007, the Diamond Bar City Council approved the Diamond Bar General Plan Status Report.

Enclosed herewith please find, pursuant to Government Code Section 65400 (b), a copy of the City of Diamond Bar's Annual General Plan Status Report. A copy of said report is also being transmitted to the Governor's Office and Planning and Research.

Steve Tye  
Mayor

Jack Tanaka  
Mayor Pro Tem

Wen P. Chang  
Council Member

Ron Everett  
Council Member

Carol Herrera  
Council Member

Should you have questions or comments, feel free to contact me at (909) 839-7010 or Nancy Fong, Community Development Director (909) 839-7081.

Sincerely,

Tommye Cribbins  
City Clerk

Enclosure

c: Nancy Fong, Community Development Director  
Ann Lungu, Associate Planner

# **City of Diamond Bar**

## **GENERAL PLAN STATUS REPORT**

Period beginning January 1, 2003 and ending December 31, 2006

### **Introduction**

On July 25, 1995, the City Council adopted the City of Diamond Bar's General Plan. A General Plan is a State mandated document that a city uses to plan the framework for its future physical, social and economic development. A General Plan is considered a long-term document that steers development within a community for 15 to 20 years. By projecting conditions and needs into the future, the General Plan establishes a basis for evaluating current policy and providing insight on future policy.

The City of Diamond Bar General Plan consists of six elements as identified below:

Land Use	Public Health and Safety
Housing	Circulation
Resource Management	Public Services and Facilities

The following information summarizes the status of those objectives that the City has implemented for each General Plan element.

### **Land Use Element**

Diamond Bar is primarily a residential community. Single-family detached units represent a majority (85%) of the City's housing stock; however, multi-family housing exists along Diamond Bar Boulevard, south of Grand Avenue and on Golden Springs Drive, north of Diamond Bar Boulevard. Since the adoption of the Land Use Element, development in Diamond Bar has occurred pursuant to the goals, objectives and policies of the General Plan.

Objective 1.1 - Establish a land use classification system to guide public and private land uses in the City and its Sphere of Influence.

- In 2005, City has re-designated various properties with zoning classification consistent with the General Plan land use classification.

Objective 1.2 - Preserve and maintain the quality of existing residential neighborhoods while offering a variety of housing opportunities, including mixed land uses.

- In 2005, City has enacted provisions for second unit and guest house consistent with State Law.
- In 2005, City has broadened the range of housing types in approving 180 residential units with a mix of small single-family detached houses and townhouses.

- In 2006, City has approved 69 single-family units.
- City has issued 129 construction permits for residential units between 2003 and 2006. No permits were issued for multi-family units such as townhouses or apartments.
  - 2003 - 15 units
  - 2004 - 15 units
  - 2005 - 19 units
  - 2006 - 80 units

Objective 1.3 - Designate adequate land for retail and service commercial, professional services, and other revenue generating uses in sufficient quantity to meet the City's needs.

- In 2004, the City approved a 52,000 square foot commercial building for office and retail uses, which will be completed by the end of 2007.
- In 2004 City approved a mixed-use Specific Plan consisting of a 130,000 square feet big box retail, 2 restaurant pads, 180 residential units of single-family houses and town houses, and including an existing church use.
- In 2005, a Target shopping center was approved and completed in 2006.
- In 2005, City approved a renovation of an existing shopping center with two new office/retail buildings totaling 221,083 square feet. Renovation is under way for phase 1 (159,575 square feet) and will be completed in 2007. Phase2 (two new buildings totaling 61,508 square feet estimated to be start construction in 2007/2008.
- In 2006, City approved 25,000 square feet office building in the Gateway Corporate Center and the development will be completed in 2007. Further, City has approved a replacement office building of 26,000 square feet in 2006 due to fire damage. The replacement shell building is completed in 2007.
- The above projects will reduce sales tax leakage and increase sales tax revenues for the City as discussed in Objective 1.3.

Objective 1.4 - Designate adequate land for educational, cultural, recreational, and public service activities to meet the needs of Diamond Bar residents.

- The City has a joint use agreement with Pomona Unified School District to use Lorbeer Middle School for their football/soccer and track fields. The City has completed minor renovations to the fields.
- The City negotiated a joint use agreement in 2006 with Walnut Valley Unified School District and expected to be adopted in 2007.

Objective 1.6 – Consistent with the Vision Statement, provide flexibility in the planning of the new development as a means of encouraging superior land use by means such as open space and public amenities.

- In 2004, the City approved a Diamond Bar Grand Village Specific plan for Planning Area 3 consistent with this objective.

Objective 3.1 - Create visual points of interest as a means of highlighting community identity.

- The City has completed various landscape improvement and beautification projects

between 2003 and 2006. The Grand Avenue median was redesigned with drought tolerant plant material and irrigation techniques to reduce water consumption. Other landscape improvement project along roadways include Brea Canyon Road Cut-Off, Golden Springs Drive/Brea Canyon Road between Gerndal Street and Adel Avenue, Pathfinder Road at Evergreen Springs Drive and Diamond Bar Boulevard Between Maintain Laurel Way and Maple Hill Road

## **Housing Element**

The purpose of the Housing Element is to identify and make provisions for existing and projected housing needs. Based on the strategies within the Housing Element several programs continue to be implemented and they are as follows:

- In partnership with Los Angeles County, City of Diamond Bar continues to offer a first time homebuyers program and Mortgage Credit Certificates.
- City continues to distribute information regarding the activities of the City in order to assist the Long Beach Fair Housing Council in the resolution of housing discrimination cases.
- City continues to assistance in the rehabilitation of existing housing stock through Diamond Bar Improvement Association (DBIA – “Paint-the Town” program) and the use of Community Development Block Grant (CDBG) funds for home rehabilitation.
- Continue to implement the code enforcement program and direct eligible households to available rehabilitation assistance in order to correct code violations.
- Streamline project processing for second unit and guesthouse by eliminating the need for a Conditional Use Permit consistent with State Law. The City has approved two second units with one completed in 2006.

## **Resource Management Element**

Issues related to open space and conservation overlap in Diamond Bar. As a result, the City combined its Open Space Element and Conservation Element into one Resource Management Element. The Resource Management Element addresses open space, visual resources, biological resources, and parks and recreation. Additionally, this element establishes strategies for effectively managing local and natural resources in order to prevent waste, destruction, or neglect.

Objective 1.3 - Maintain a system of recreational facilities and open space preservation which meet the active and passive recreational needs of the Diamond Bar residents of all ages.

- In 2004, the City opened the Diamond Bar Center, which is the City's community center.
- In 2005, a research based Youth Master Park Plan was adopted that outlines the services for teen and young adults.
- Between 2005 and 2006, the City completed upgrades to several parks. Picnic shelters were added to Pantera Park. ADA upgrades were completed at Starshine Park and Sycamore Canyon Park. New play equipment, picnic tables, benches, security lights, drinking fountain, perimeter walkways, handicap parking, accessible rubberized tot lot surfacing and irrigation controller were added to Starshine Park. Additional parking, accessible walkways, pedestrian bridge, drinking fountain and drainage improvements were complete in Sycamore Canyon Park.

- In 2006, a park trail and trailhead was also completed for Sycamore Canyon Park.

Objective 2.5 – Minimize the environmental impacts of solid wastes disposal.

- The City continues its residential curbside waste program for recycling used oil, green waste and recycling materials, and a hazardous waste management program.
- In 2006, the City started a new program for the disposal of e-waste items for residents and businesses at no charge. The City provides a list of disposal facilities and curbside pick-up is available.
- To comply with a new law passed in 2006 to keep toxic mercury and heavy metal from entering our water and air, the City started a disposal program for batteries, fluorescent bulbs, cell phones and ink cartridges.

### **Public Health and Safety Element**

The Public Health and Safety Element contains provisions that relate to the protection of life, health, and property from natural hazards and man-made hazards. It identifies areas where public and private decisions on land use need to be sensitive to hazardous conditions caused by slope instability, seismic activity, flood, fire, and wind.

Objectives 1.1 and 1.2 - Minimize the potential for loss of life, physical injury, property damage from seismic ground shaking and other geologic hazards, and the public health hazards and nuisances from the effects of a 100-year storm and associated flooding.

- City in conjunction with the Uniform Building Code continues to mandate site-specific geotechnical investigations to determine appropriate design parameters for the construction of public and private facilities in order to minimize the effects of geologic and seismic hazard on development.
- Drainage studies are required to ensure that proposed development will be adequately protected and the development proposal will not create new downstream flood hazards.
- In October 2004, the City adopted a Natural Hazard Mitigation Plan. The purpose of the plan is to promote sound public policy designed to protect citizens, critical facilities, infrastructure, private property and the environment from natural hazards. The adopted plans was submitted in December 2005 to Federal Emergency Management Agency (FEMA) and approved January 2006. This plan implements Objective 1.2, 1.3, 1.7 and 1.8 of the General Plan.

Objective 1.5 - Minimize the risk and fear of crime through physical planning strategies, public awareness and support for crime prevention.

- In 2006, a local fingerprinting program was implemented that reduces the time it takes to receive the results from six months to seven days. In addition, a neighborhood watch newsletter was implemented in 2005 to increase awareness of potential criminal activities.
- In 2006, a program was implemented with the L.A. County Sheriff Department and Pomona Unified School District, which serves several schools in Diamond Bar. This program includes monthly meeting with the school district and sheriff department where

information is exchanged and problems in the schools are discussed.

- The City continued to host meetings with Walnut Valley Unified and Pomona Unified School Districts and the sheriff department twice a year, beginning of school year and end of school year, for discussion of mutual interest for high level of public awareness and support for crime prevention.

## **Circulation Element**

The Circulation Element defines the transportation needs of the City and presents a comprehensive transportation plan to accommodate those needs. The focus of this element is the identification and evaluation of local circulation needs, balancing those needs with regional demands and mandates.

Objective 1.1 regarding the City's participation in local and regional transportation related planning and decision making.

- City has actively participated as a member of the Four Corners Policy Group, in existence since 1990. The non-profit group that includes members from cities, counties, and public commissions/districts conducted regular monthly meetings in a joint effort to create broad transportation policies that would benefit the region as a whole.
- In 2006, Diamond Bar played a leading role in establishing the Four Corners Transportation Coalition, a multi-jurisdictional public/private non-profit to lobby for design and construction funds for the long term fix of the SR-57/60 Freeway Interchange. In addition, the City annually implements the guidelines of the Los Angeles County Congestion Management Program, which is required to maintain eligibility for regional transportation funding opportunities.
- In conjunction with Metro and City of Industry, the City has been a participant in funding the SR-57/60 Feasibility Study to evaluate a range of alternatives to address the long term fix of the SR-57/60 Interchange. This study is expected to be complete by summer 2007. In addition to this study, the City has been active in monitoring the Multi-County Goods Movement Action Plan to ensure the City is not negatively impacted by the strategy and implementation plan for the Southern California goods movement transportation system.
- Diamond Bar monitors the design and construction phases of the SR-57/60 HOV Connector Project, including a new collector road on the Westbound SR-60 Freeway just west of Brea Canyon Road. The road eliminates the weaving issue between the Westbound SR-60 & Southbound SR-57 Freeways. It is expected that this project will be completed early 2007. The HOV lanes complete the missing HOV link from the Westbound 60 Freeway to the Southbound 57 Freeway and from the Northbound 57 Freeway to the Eastbound 60 Freeway.

Objectives 1.2 and 1.3 - Maintain traffic flow on arterial roadways and minimize cut-through traffic in residential neighborhoods.

- In 2004, the City completed its citywide traffic signal synchronization project, which coordinated the timing of traffic signals on three major arterials: Grand Avenue, Golden Springs Drive, and Diamond Bar Boulevard. The City is in the process of completing final design on the last phase of the traffic signal interconnect project which will link

traffic signals along all the arterials and provide efficiency in maintaining a coordinated traffic signal system.

- In 2005, the City established the Neighborhood Traffic Management Program (NTMP) in residential neighborhoods, which has been effective in providing a process to implement traffic calming devices in neighborhoods that experience speeding and cut-through traffic.
- Neighborhoods have also benefited from a residential parking district that preserves residential street parking through a permit system in the areas around Diamond Bar High School.
- The objective of maintaining a balanced level of traffic circulation is being achieved by continuing to prohibit through traffic at the end of Lycoming, Washington, and Beaverhead Streets. To further establish the permanency of one of these closures, Washington Street is currently under construction and will be modified into a cul-de-sac.

Objective 2.1 - Maximize alternative transportation modes in order to reduce the reliance on single-passenger automobiles.

- The City sells monthly Metro bus and rail passes in addition to Foothill Transit Zone passes. These programs are subsidized by Proposition A funds and will provide benefits to Diamond Bar residents.
- Dial-a-ride is another city-subsidized program that provides reduced taxi rates to seniors and the disabled community.
- The provision of secondary access to Diamond Ranch High School has been completed and represents progress towards Objective 2.2 regarding maximizing the connection of all areas within the City through the circulation system.

Objective 3.1 - Improvements to the safety and efficiency of existing transportation facilities.

- A significant number of capital improvement projects including traffic signal modifications and street improvements were accomplished in 2004, 2005, and 2006. The Capital Improvement Program for 2004, 2005, and 2006 lists specific projects that were completed in conformance with the General Plan.
- The Grand Avenue roadway and median from the SR-57/60 Freeway to Rolling Knoll Road was reconstructed and improved with landscape enhancements during 2005 and 2006. The design of the last phase of the Grand Avenue improvement from Rolling Knoll to the easterly city limit is complete and construction is expected to be underway by December 2007.
- The City has also been diligently pursuing its Annual Slurry Seal Program and completed Area 1 in 2005 and Area 2 in 2006.
- A number of traffic signal improvements were completed in 2005 including left turn modifications to Diamond Bar Boulevard/Sunset Crossing, Diamond Bar Boulevard/Northbound 57 Freeway, and Diamond Bar Boulevard/Cold Springs Road.
- Two new signals were also installed at Pathfinder/Peaceful Hills and Diamond Bar Boulevard/Maple Hill.
- In 2006, additional left turn traffic signal modifications were completed at Diamond Bar Boulevard/Mountain Laurel, Brea Canyon Road/Silver Bullet, Diamond Bar Boulevard/Shadow Canyon, Diamond Bar Boulevard/Highland Valley, and Golden

Springs Prospectors Road. These modifications have improved the efficiency and level of service of the City's intersections.

- The City also completed an update to its Pavement Management System in 2005, which provided a condition assessment of all City streets and resulted in a 7-year residential slurry seal maintenance program and a 7-year arterial slurry seal maintenance program.
- In addition to the synchronization effort that was completed in 2004, the City will be implementing a Traffic Management System (TMS) that will enable control and monitoring of the entire traffic signal network from a central location at City Hall. The TMS is expected to be operating by summer 2008. This will make progress towards Objective 3.1 by greatly enhancing the City's ability to maintain efficiency and safety on its roadways.

## **Public Services and Facilities Element**

The Public Services and Facilities Element deals with the long-term provision of municipal services and facilities, and what types of facilities are needed to support those services. This element focuses on identifying City facilities and services needed to sustain the community's quality of life; long-range planning to fund City services and buildings; and coordinating and cooperating with various local agencies to provide those services not provided by the City.

Objective 1.1 - Provide and maintain adequate infrastructure facilities and public services to support development and planned growth.

- The City continues to require new development to pay development fees for infrastructure facilities and/or provide the necessary infrastructure to support the new development. Additionally, all new subdivisions are required to connect to the public sewage system.

Objective 1.4 - Enable cultural facilities, such as educational institutions, museums, and performing arts facilities to meet the needs of Diamond Bar residents.

- In March 2004, the City opened its Diamond Bar Center. This facility provides educational, cultural, recreational and public service activities for city residents and implements.

## **Conclusion**

The General Plan continues to direct all land use decisions and remains an effective guide for future development. The City continues to pursue economic development to increase City revenue, address traffic related issues and preserve open space.